OR ZONING VARIANCES ON PROPERTY LOCATED ON THE SOUTHEAST SIDE OF TRENTON ROAD, 370' NORTHEAST OF TRENTON CHURCH ROAD (16609 TRENTON ROAD) 5th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

COUNTY BOARD OF APPEALS BALTIMORE COUNTY CASE NO. 88-278-A

OPINION

This matter comes before the Board on appeal from the decision of the Zoning Commissioner dated February 11, 1988. The case was heard this day in its entirety.

Mr. Christopher Lagatare appeared in his own behalf without counsel. Mr. Lagatare testified that he was the owner of approximately one acre of ground off Trenton Road in the Fifth Election District of Baltimore County; that this property is zoned R.C. 2; and that he purchased this property to use as his residence in August of 1987. The current status of the property is two existing buildings, one being a barn and one being a smaller shed. Both buildings are in disrepair, and Mr. Lagatare testified that he would remove the smaller building entirely and do extensive restoration on the existing barn. He further testified that the barn exists on a stone foundation which helps shore up the property around it.

The Appellant specifically and categorically denies any intention of using the property as an extension of his landscaping business. This testimony indicates that his existing business is located in Finksburg, Maryland at 2717 Baltimore Boulevard. He advised this Board that no equipment would be stored on the subject property. Further, he stated that he could not understand how the Zoning Commissioner came under the impression that a landscape business was to be conducted on the subject property.

Clearly, the evidence establishes that the placement of the proposed dwelling unit on the subject property is the most logical and proper location. The only bar to the development of the proposed dwelling unit at this location is the requirement for appropriate side yard setbacks in the R.C.2 zone. The evilence, clearly, establishes that the zoning regulations would work a hardship upon this particular lot and the development of a dwelling unit thereon without the granting of the requested variances to the side yard requirements. There is absolutely no evidence in the record to indicate that the proposed variances would, in any way, injure the public health, safety and general welfare. There would, also, be no increase in density as a result of the granting of these requested variances.

Pursuanc to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the 'ances should be granted in part and denied in part, as set forth

. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this // day of felucari. 1988 that the variance to permit side yard setbacks of 17' and 20' in lieu of the required 35', in accordance with Petitioner's Exhibit 1, be GRANTED; that the variance to permit accessory structures to be located in front yard, in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be DENIED, from and after the date of this Order, subject to the following restrictions:

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Pritioner would be required to return, and be responsible for returning, said property to its original condition.

> > - 3 -

Case No. 88-278-A Christopher Lagatare

Extensive cross-examination from the People's Counsel elicited the same responses from the Petitioner and convinced this Board that no business was to be operated on the subject property. Further, this found is convinced that the best place to construct a dwelling on the property is where it is depicted on Petitioner's sketch, which was placed into evidence.

It is therefore this 4th day of August, 1988 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Variance to permit side yard setbacks of 17 feet and 20 feet in lieu of the required 35 feet and to permit an accessory structure to be located in the front yard in lieu of the required rear yard be and the same is GRANTED. Any appeal from this decision must be made in accordance

with Rules B-1 through B-13 of the Maryland Rules of Procedure. COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

2. That the accessory structures shall be removed from the

3. That the Petitioner shall not operate any business establishment from the subject property to include the

operation, storage of equipment or supplies related to the

4. That the Petitioner shall comply with all of the

5. That the Petitioner shall comply with all of the

requirements set forth in the Baltimore County Fire

Department's comments dated October 16, 1987.

requirements set forth in the Baltimore County Department of Environmental Protection and Resource Management

subject property before the commencement of construction of

the proposed dwelling house.

Petitioner's landscaping business.

comments dated October 7, 1987.

cc: Peoples Counsel

ZONING COMMISSIONER

OF BALTIMORE COUNTY

PETICON FOR ZONING WRIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A01-3-8-3 to permit side yard setbacks of 17 feet and 20 feet in lieu of the required 35 feet and 400-1 and \_\_\_\_ to permit accessory structures to be located in the front yard in lieu of the required rear yard

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Accessory structures, shed and two-story barn, were constructed 30 to 40 years ago. The original residence was burned down 20 years ago. The proposed dwelling may only be constructed where now placed because of the present requirements for septic area location.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm,

under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser Legal Owner(s): HRISTOPHER LAGATARE (Type or Print Name) (Type or Print Name) Mestaphic Lagarer -- 1 F Address (Type or Print Name) Julium Former 12 City and State Attorney for Petitioner (Type or Print Name) Phone No. 11/02/55 W53,770 City and State Name, address and phone number of legal owner, con-

tract purchaser or representative to be contacted CHRISTOPHER CHEATARE City and State ZOI CHERRY HILL RD REISTERSTOWN 833-2479 Attorney's Telephone No.:

OF DERED By The Zoning Commissioner of Baltimore County, this 19\_8\_7 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 19\_8, at \_\_\_\_\_\_\_ o'clock

Zoning Commissioner of Baltimore County.

CHRISTOPHER LEGATARE PETITIONER \* \* \* \* \* \* \* \* \* FINDINGS OF FACT AND CONCLUSIONS OF LAW

IN RE: PETITION FOR ZONING VARIANCE

TRENTON CHURCH ROAD

5th Election District

SE/S TRENTON ROAD 370' NE

3rd Councilmanic District

The Petitioner herein requests a variance to permit side yard setbacks of 17' and 20' in lieu of the required 35' and to permit an accessory structure to be located in the front yard in lieu of the required rear yard, as more particularly described on Petitioner's Exhibit 1.

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 88-278-A

The Petitioner, Christopher Legatare, appeared and testified. There were no Protestants.

The evidence in this matter tends to indicate that the subject property is zoned R.C.2 and consists of approximately 1 acre of ground off of Trenton Road in the 5th Election District of Baltimore County. The property is presently improved with an existing frame garage and an additional small 8x11' frame storage building. As indicated on Petitioner's Exhibit 1, the Petitioner intends to construct a residence on the rear third of the subject property. The location is requested primarily because of the topography and the necessity of locating a well at this location.

The Petitioner testified that he operates a landscaping business from the two existing frame buildings. The variance would permit those buildings to remain on the lot in the front yard. The buildings are used in the ongoing landscaping business and for the storage of materials, supplies and equipment for use in the business. The Petitioner testified that his hardship for operating his business at this location is the economic necessity of operating

the landscaping business from his home so that he does not have to rent other property in order to store his equipment and supplies.

The Petitioner testified that the requested variance for the side yard setbacks for his home are necessitated by the extremely narrow nature of this lot. The testimony indicates, and is supported by Petitioner's Exhibit 1, that the placement of the residential dwelling unit to the rear of the property is necessitated by the placement of the well on the highest point on the property and the location of the sanitary sewer drain field on the sloping portion of the property.

Section 307 of the Baltimore County Zoning Regulations (3.C.Z.R.) permits the Zoning Commissioner to grant area and height variances when the Zoning Commissioner finds that strict compliance with the Zoning Regulations of Baltimore County would result in practical difficulty or unreasonable hardship upon the Petitioner. In order to obtain a variance, the Petitioner must demonstrate that the granting of the variance would be within the spirit and intent of the zoning regulations and would not injure the public health, safety and general welfare.

The Petitioner has specifically requested a variance to Section 400 of the Zoning Regulations to permit the accessory structures identified on Petitioner's Exhibit 1 to remain in the front yard. This will allow him to continue to operate a landscaping business from the subject property. Clearly, the regulations controlling the R.C.2 zone do not permit the operation of the landscaping business from a residential property. Variances should never be granted to sanctify an ongoing impermissible activity and, therefore, the variances concerning the accessory structures located on the subject property shall be denied.

DESCRIPTION FOR VARIANCE 16609 TRENTON ROAD 5TH ELECTION DISTRICT

Beginning at a point in the center of Trenton Road at a distance of 370 feet, more or less, northeast of Trenton Church Road and running thence South 32 09' East, 526.2 feet; thence North 55 05' East, 69.3 feet; thence North 29 54' West, 519.0 feet to the center of Trenton Road; thence binding on the centerline South 570 06' West, 99 feet to the point of beginning.

> 100 . FR. PROPERTY LIME TO -- DILE ADJACENT DULG ---- 60 t TO ADJACENT lones. The contours showing hereon are tased on Politimore County 200 seale Topo steet NW 251. Poncid P. Moser & Mildred K. Moser E.H. K. JR. 609/398 ZONED RCZ 5 TO ELECTION DISTRICT PROFILE OF GRADE 1" = 50' ELEVATION OF BARN

- 4 -

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88-278-1 CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting March 28 1988. District 5 th. Petitioner: Christopher Lagatare

Location of property: SE/S Irenton ad., 370' ME of Irenton Church Rd.:

(16609 Trenton ad.)

Location of Signs: Die front of subject property 16609 Trenton Rd. Number of Signs: \_\_\_\_\_

ITY NEWSPAPERS OF MARYLAND, INC.

of...January....., 19.88...., in the

vestminster, Md., Jan., 7, 19.88 FY that the annexed Reg.#M10653 P.C.#95512 (1) successive weeks days previous

anty Times, a daily newspaper published in Westminster, Carroll County, Maryland. vn News, a weekly newspaper published in Baltimore County, Maryland. Times, a weekly newspaper published in Baltimore County, Maryland. ITY NEWSPAPERS OF MARYLAND, INC. Per Ema Krefer

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-278-A SE/S Trenton Road 370' NE Trenton Church Road (16609 Trenton Road) 5th Election District - 3rd Councilmanic District Christopher Lagatare - Petitioner DATE/TIME: Tuesday, January 26, 1988 at 11:00 a.m.

Variance to permit side yard setbacks of 17° and 20° in lieu of the required 35° and to permit accessory structures to be located in front yard in lieu of the required

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received BALTIMORE COUNTY, MARYLAND beging set above or presented at the hearing. OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

oning Commissioner of

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan. 7, 1988 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Jan. 7,1988

Zoning Act and Regulations of Balti more County, will hold a publi

hearing on the property identifies therein in Room 106 of the Count Office Building, located at 111 W Chesapeake Avenue in Towson Maryland as follows:

Christopher Lagatare —
Petritoner
DATE/TIME: Tuesday,
January 26, 1988 at 11:00 a.m.

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I. ROBERT HAINE

Zoning Commissione of Baltimore County

THE JEFFERSONIAN,

Date of Posting

CERTIFICATE OF POSTING

Petitioner: I Muchty and againe

Location of property: ST/ Side of Frent Brack 370' NE of

Location of Signs: Clon frost of subject profesty 16601 Location Stock

16609 TRENTON RD. O The Segarfine

In regard to the variane request for 16609

approprimately To years ugo when the existing

Treaton Rol # 88-2781, I request that you disallow

it because of the possible water damage I believe

structure, a harn, was used for a hig pen and the area

behind the barn was fineed in for a lot, the hope

would set the ground bare. My Grandfather

lose owned my property at the time had to wrate

a drainage ditch to prevent the water unoff

detch is no longer in existence but I do seewe water

runoff from this property during storms and sulting snow.

are requesting to my property I ful that It may create

lover more of a water sureff problem then that in the

If this Nouse is build as close as they

WILLIAM B. WARDER

16605 TRENTON RR.

William St. Warner

from damaging his property. At the present time the

it will cause to my property

day's of my Grandfatter.

Trenton Church Road (1660) Trenton Road

Petitioner: Phristopher Lagatore

Number of Signs: \_\_\_\_

March 10, 1988

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 To Whom It May Concern:

I would like to file an appeal to Mr. Haines' decision for case number 88-278-A.

Enclosed, please find my check for \$90.00. Very truly yours,

Christopher Lagatare

Enclosure

No. 45998 BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORF	RESPONDENCE	
MO TO FILE	DateMarch 22, 1988	·

FROM K. C. Weidenhammer Case No. 88-278-A SUBJECT Christopher Lagatare

Fer a telephone conversation with Marlene Novak, Office of the Zoning Commissioner, this appeal was accepted by the Zoning Office as a timely appeal although the appeal letter is stamped in by Zoning after the 30-day appeal period had ended. According to Ms. Novak, the appeal was received in the Zoning Office but was not stamp-dated as having teen received until several days had elapsed. Since the envelope had been discarded by the individual who opens the office mail, and since there was no way of ascertaining the actual receipt date of the appeal, after much discussion, Mr. Haines reached the decision to permit the appeal and to accept it as having been filed in a timely manner.

88-278-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 3rd day of November , 1987.

A. ROBERT HAINES
ZONING COMMISSIONER

Petitioner's Attorney

Petitioner Christopher Lagatare, etealived by: James E. Dyer Chairman, Zoning Plans Advisory Committee

I. Robert Haines November 24, 1987

Mr. Christopher Lagatare 201 Cherry Hill Road

Reisterstown, Maryland 21136

Case number: 88-278-A SE/S Trenton Road 370' NE Trenton Church Road (16609 Trenton Road) 5th Election District - 3rd Councilmanic District Christopher Lagatare - Petitioner

Dear Mr. Lagatare:

Baltimore County Zoning Commissioner

Office of Planning & Zoning

Towson, Maryland 21204

Pleas vised that  $\frac{57630}{100}$  is due for advertising and posting of the above-refer and property. All advertising and posting fees must be paid prior to the hearing. Do <u>not</u> remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

Please make your check payable to Baltimore County, Maryland and forward the Zoning Office, County Office Building, Room 113, Towson, Mar /land 21204. BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CAS' RECEIPT

Dennis F. Rasmussen

VALIDATION OR SIGNATURE OF CASHIER

March 10, 1988

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204

To Whom It May Concern:

I would like to file an appeal to Mr. Haines decision for case number 88-278-A. Enclosed, please find my check for \$90.00.

Very truly yours,

CL/mrp Enclosure

Ballimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

March 21, 1988



Baltimore County Board of Appeals Old Courthouse, Room #205 Towson, Maryland 21204

RE: Petition for Zoning Variance SE/S Trenton Road, 370' NE of Trenton Church Road 5th Election District - 3rd Councilmanic District Christopher Lagatare - Petitioner Case No. 88-278-A

Dear Board:

Please be advised that on March 15, 1988 an appeal of the decision rendered in the above-referenced case was filed by the Petitioner, Christopher Lagatare. As you will notice, the date we received his appeal request was after the 30 day appeal period. However, the letter was mailed prior to the deadline and therefore, in a timely manner. All materials relative to the case are being forwarded herewith. Please notify all parties when a date and time for the appeal hearing has been scheduled.

If you have any questions concerning this matter, please do not hesitate to contact this office.

> Very truly yours, J. ROBERT HAINES

> > Zoning Commissioner

JRH:bjs

cc: People's Counsel

File

Mr. Christopher Lagatare 201 Cherry Hill Road Reisterstown, Maryland 21136

WHEN SE DE 13



County Board of Appeals of Baltimore County Towson, Maryland 21204 (301) 494-3180

August 4, 1988

Mr. Christopher Lagatare 201 Cherry Hill Road Reisterstown, MD 21136

> RE: Case No. 88-278-A Christopher Lagatare

Dear Mr. Lagatare:

Enclosed is a copy of the final Opinion and Order issued this date by the County Board of Appeals in the subject

Sincerely,

Aprheun C. Elecaerhammer Kathleen C. Weidenhammer Administrative Secretary

Encl.

cc: Mr. William Warner Phyllis Cole Friedman, Esquire P. David Fields James G. Hoswell J. Robert Haines Ann M. Nastarowicz James E. Dyer Docket Clerk -Zoning Arnold Jablon, County Attorney



County Board of Appeals of Baltimore County Room 200 Court House Towson, Maryland 21204 (301) 494-3180

June 30, 1988

RELOCATION

PLEASE NOTE:

Effective July 11, 1988, all cases scheduled to be heard before the County Board of Appeals in Hearing Room 218 of the Old Courthouse will be heard in ROOM 301, THIRD FLOOR, COUNTY OFFICE BUILDING (111 W. Chesapeake Avenue--across the street from the Old Courthouse). Scheduled date and time remain the same.

In addition, the administrative offices of the Board will relocate on Friday, July 1, 1988 to Room 315, County Office Building.

If you have any questions, please call 494-3180 (the telephone number will remain the same).

> Kathleen C. Weidenhammer Administrative Secretary

Petition for Zoning Variance SE/3 Trenton Road, 370' NE of Trenton Church Road (16609 Trenton Road) 5th Election District - 3rd Councilmanic District Christopher Lagatare - Petitioner Case No. 88-278-A

Petition for Zoning Variance

Description of Property

Certificate of Posting Certificates of Publication

Entry of Appearance of People's Counsel (None Submitted)

Zoning Plans Advisory Committee Comments Director of Planning & Zoning Comments

Petitioner's : its: 1 - Plat of Property

"'s Order dated February 11, 1988

Letter of Appeal received March 15, 1988 from Christopher Lagatare, Petitioner

Mr. Christopher Lagatare 201 Cherry Hill Road, Reisterstown, Md. 21136 Phyllis Cole Friedman, Esquire,

Rm. 223, Old Courthouse, Towson, Maryland 21204

People's Counsel of Baltimore County

Request Notification: P. David Fields, Director of Planning James Hoswell, Office of Planning & Zoning J. Robert Haines, Zoning Commissioner Ann M. Nastarowicz, Deputy Zoning Commissioner James E. Dyer, Zoning Supervisor

Docket Clerk

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE January 12, 1988

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Department of Traffic Engineering

State Roads Commissio

Health Department

Project Planning

Building Department

Zoning Administration

Board of Education

Industrial

Mr. Christopher Lagatare 201 Cherry Hill Road Reisterstown, Maryland 21136

> RE: Item No. 118 - Case No. 88-278-A Petitioner: Christopher Lagatare, et al Petition for Zoning Variance

MEMBERS Dear Mr. Lagatare: Bureau of ngineering

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:kkb

Enclosures

Baltimore County Department of Public Works Bureau of Tradic Engineering Courts Building, Suite 405 Towson, Maryland 21204

Zoning Commissioner

County Office Building

Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 523, 107, 108, 109, 110, 111, 112, 115, 116, 118, and 119.

Very truly yours,

Micheal S. Flanigan Traffic Engineer

MSF:sb

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke Chief

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204



Re: Property Owner: Christopher Lagatare, et al

Location: SE/S Trenton Road, 370' NE Trenton Church Road

October 16, 1987

Item No.: 118 Zoning Agenda: Meeting of 10/6/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

(x) 3. The vehicle dead end condition shown at 300 feet new dwelling

EXCEEDS the maximum allowed by the Fire Department.

\*(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( $^{\rm X}$ ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 19/6 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

Special Inspection Division

\* Panhandle road to proposed lot shall be 16 feet in width and support 50,000 lb. fire apparatus.

Offi Coun	ce	Commissioner of Planning and Zoning Office Building Maryland 21204
Zoni	ng.	Item # 118, Zoning Advisory Committee Meeting of October 6, 1987
Prop	ert	y Owner: Christopher Lagatare et al
Loca	tic	on: SE/S Treaton Rd., 370' NE Treaton Church Rel District 5
		Supply private Sewage Disposal private
COM	ien7	IS ARE AS FOLLOWS:
(		Prior to approval of a Building Fermit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
(		Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
(		A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other and process which exhausts into the atmosphere.
(		A permit to construct from the Bureau of Air Quali Management is required for any charbroller management which has a total cooking surface area of five (5) square feet or more.
(		Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of the and Maintenance for review and approval.
(		Prior a any new construction or substantial alteration of public swimming pool, wading pool, bothhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau and Resource Community Services, 494-3811.
(		Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
. (		If lubrication work and o'l changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- (		Prior to razing of existing structure/s, petitioner must contact the Division of Waste Hanagement at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.  Betitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775
(	>	Any abandoned underground storage tanks containing gasoline, waste oil, solvents, fic., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled.  Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
		Soil percolation tests, have been, must be, conducted.  ( ) The results are valid until, for the property for the percolation test results have expired. Petitioner should contact the Division of the percolation test results have expired.  Where and Sever to determine whether additional tests are required.
(	1	Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimor County Standards must be drilled.
(		In accordance with Section 13-117 of the Baltimore County Code, the water well yield test  ( ) shall be valid until ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
(		Frior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
. (		If submission of plans to the County Review Group is required, a Hydrogeological Study and a
(	N	others Foundation of proposed house may be no closer that an feet to designated sewage disposal area.
	_	

Karen Dr. Therrey

BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

HEARING ROOM #218

## County Board of Appeals of Baltimore County

Room 200 Court House

Toluson, Maryland 2120-1

(301) 494-3180

March 11, 1983

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 88-278-A

CHRISTOPHER LAGATARE

SE/s Trenton Rd., 370' NE of Trenton

Church Rd.

(16609 Trenton Road,

5th Election District

Variance - Setbacks & Accessory Structures

2/11/88 - Z.C. Granted Part; Denied Part

ASSIGNED FOR:

THURSDAY, JULY 14, 1988, at 10 a.m.

CC: Christopher Lagatare

Appellant

William Warner

Phyllis C. Friedman

People's Counsel

P. David Fields

Office of Planning

James Hoswell

J. Robert Haines

Office of Zoning

Ann Nastarowicz

17 19 17

James E. Dyer

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Docket Clerk

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June Holmen, Secretary